



## The Penthouse, Apartment 6, 15/17 Bridge Street, Stockport, SK1 1XR

Guide Price £180,000

- Attractive Penthouse Suite
- Investment Opportunity
- Tenant Currently Paying £995PCM
- Stockport Centre Location
- Two Bedrooms

# 15/17 Bridge Street, Stockport SK1 1XR

INVESTORS ONLY - TENANTED. Converted 2 double bedroom top floor apartment in this stunning Victorian former bank which still boasts a wealth of period features and is situated within easy reach of Stockport's fashionable old town and market place. Open plan living space and luxury bathroom, two bedrooms and a dressing room.



Council Tax Band: B



## LOTS OF INTEREST AT THE UNION BANK

The Union Bank of Manchester expanded its operation into South Manchester and opened in Stockport in 1900 within this stunning building. The front elevation is of Ashlar stone and the gabled roof is of Welsh slate. An outstanding feature are the pedimented gable clocks linked above the corniced elevations. Understandably, it is a grade II listed building and so it was of critical importance that the essential character was retained when renovated, yet at the same time brought a world of contemporary living within the building.

This quirky apartment enjoys the original architecture of the building and is designed around the concept of open living space with stylish and well fitted kitchen and appliances alongside quality bathroom.

If you want to invest in a dynamic town centre apartment with history embraced from outside and in, then you're right to show interest and make an investment which will be as safe as the Union Bank of Manchester.

## THE ACCOMMODATION BRIEFLY COMPRISES

### ENTRANCE HALL

Entry phone. Luxury vinyl flooring.

### LOUNGE/DINING KITCHEN

16'6" x 15'0"

Maximum measurements.

Open plan room. Kitchen area with a range of base wall and drawer units with contrasting worktops. CDA induction hob with glass splash back and stainless steel extractor fan above. CDA electric oven. Integrated dishwasher. Stainless steel sink unit with mixer tap and drainer. Plumbed for automatic washing machine. Track spotlights. TV aerial point. Electric heater. 2 x sash windows.

### STORAGE ROOM

10'11" x 4'6"

Cupboard housing hot water cylinder. Secured door (with no access) to the clock tower. Access to the clock tower must be given periodically for servicing

### BATHROOM

10'7" x 6'4"

Corner shower cubicle with mains fed shower. Panelled bath. WC. Pedestal wash hand basin. Extractor. Luxury vinyl flooring.

### BEDROOM

12'2" x 8'8"

Measurement is into eaves.

TV aerial point. Electric heater.

### DRESSING ROOM

7'6" x 7'6"

Measurement reduces to 6'2"

Window.

### BEDROOM

15'10" x 12'3"

Measurement reduces to 9'5"

TV aerial point. Electric heater. Window.

### PLEASE NOTE

This property is currently rented and the vendor wishes to sell the property as an investment with the current tenant.

The vendor has advised that the current tenant is paying £995 PCM.

There is a residue of a 250 year old lease dated 1/1/2019

Ground Rent £200 per annum

Current Service Charge £180 PCM



## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	53
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

